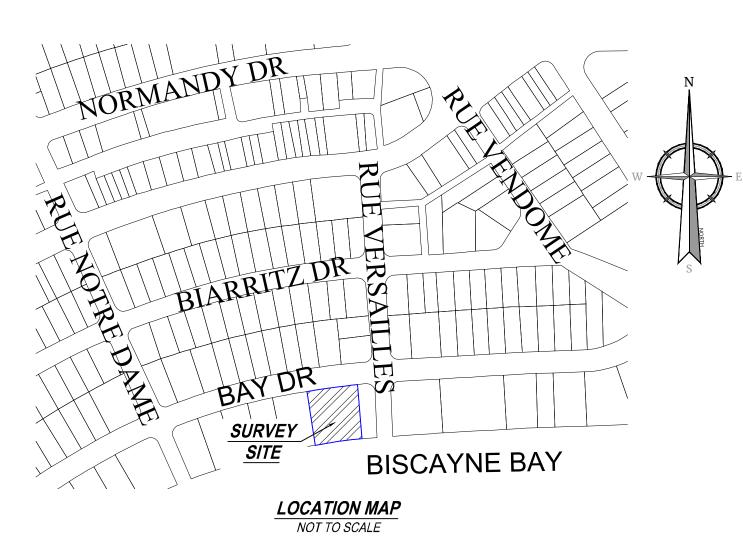


TYP. TYPICAL MAILBOX

Brdy/22009890A BNDY SURVEY.dwg/V-XX-SURVEY By: JPINO



LEGAL DESCRIPTION:

LOTS 9 THRU 11 OF OCEAN SIDE SECTION OF THE ISLES OF NORMANDY, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 60, OF THE PUBLIC RECORDS OF MIAMI—DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

ALL MEASUREMENTS ARE IN U.S. SURVEY FOOT.

NO UNDERGROUND FOOTERS WERE LOCATED.

BEARINGS AND NORTH ARROW DIRECTION SHOWN HEREON ARE BASED ON THE CENTERLINE OF BAY DRIVE, HAVING A BEARING OF N86°47'31"E, A WELL-ESTABLISHED AND MONUMENTED LINE. THIS BEARING IS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), TRANSVERSE MERCATOR PROJECTION. DATUM: NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011).

NO ENCROACHMENTS WERE NOTED BY THIS SURVEY, EXCEPT AS SHOWN HEREON. THE OWNERSHIP OF THE FENCES AND/OR WALLS AS SHOWN HEREON WAS NOT DETERMINED. THE LOCATION OF UTILITIES ON OR ADJACENT TO THE PROPERTY WAS NOT SECURED. THE SURVEYOR HAS PREFORMED NO SUBSURFACE INVESTIGATION OR DETERMINED THE LOCATION OF UNDERGROUND FOOTERS.

RIGHT OF WAY AS SHOWN HEREON IS BASED ON THE RECORDED PLAT. ANY NOTORIOUS EVIDENCE OF OCCUPATION AND/OR USE OF THE DESCRIBED PARCEL FOR RIGHT-OF-WAY, INGRESS OR EGRESS ARE SHOWN ON THIS SURVEY DRAWING. HOWEVER, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY RECORDED INSTRUMENTS OR RIGHT-OF-WAY OTHER THAN AS SHOWN ON THE UNDERLYING RECORD PLAT OR AS STATED IN THE LEGAL DESCRIPTION OR AS NOTED IN THE RECORDED DOCUMENTS PROVIDED TO THE SURVEYOR.

ELEVATIONS ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

ELEVATIONS ARE BASED ON A CITY OF MIAMI BEACH BENCHMARK THE SAME BEING A BRASS DISC, LOCATED ON NORMANDY DRIVE AND RUE VENDOME, SET IN TOP OF THE SW CORNER OF A SEWER PUMPING STATION, 44' SOUTH OF THE SOUTH CURB LINE OF NORMANDY DRIVE, 23.4 FEET EAST OF THE EAST CURB OF RUE VENDOME, ELEVATION 2.96 FEET NAVD'88.

DIFFERENCES ARE NOTED AS COMPARED TO CALCULATIONS FROM THE RECORD PLAT AND ARE CALCULATED UNLESS OTHERWISE SHOWN.

THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S, FLOOD INSURANCE RATE MAP FOR MIAMI-DADE COUNTY, FLORIDA AND INCORPORATED AREAS MAP NO. 12086C0307L, COMMUNITY NO. 120651 (CITY OF MIAMI BEACH), REVISED DATE: SEPTEMBER 11, 2009. SAID MAP DELINEATES THE HEREIN DESCRIBED LAND TO BE SITUATED WITHIN ZONE AE WITH A BASE FLOOD ELEVATION OF 8.0 FEET.

THIS SKETCH SHOWN HEREON IN ITS GRAPHIC FORM, IS THE RECORD DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORMAT OF THIS SURVEY. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER. AT THE MAXIMUM INTENDED DISPLAYED SCALE THE SURVEY AND SKETCH'S POSITIONAL ACCURACY VALUE OCCUPIES 1/20" ON THE DISPLAY.

ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS DOCUMENT CONSISTS OF 1 SHEET.

THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE GRAPHIC AND STATED SCALES IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

LAST DATE OF FIELD SURVEY: AUGUST 7TH, 2022.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND HEREIN DESCRIBED PROPERTY IS TRUE AND CORRE CERTIFY THAT THIS MAP OR PLAT AND THE SURVE ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYO FORTH IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE SURVEY" AS DEFINED IN SECTION 5J–17.050(10)(B).

COLLIERS ENGINEERING AND DESIGN

MICHAEL CARDO PROFESSIONAL SURVEYOR & MAPPER # 7156 STATE OF FLORIDA NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEA

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	Doing Business as PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE Know what's below. Call before you dig. FOR STATE SPECIFIC DIRECT PHONE NUMBERS												
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	BOUNDARY SURVEY FOR 1120 BAY DRIVE MIAMI BEACH FLORIDA 33141 LOTS 9-11 BLOCK 13 PLAT BOOK 25 PAGE 60												
	MIAMI-DADE COUNTY FLORIDA MIAMI 7400 Corporate Center Drive												
	Suite C Miami, FL 33126 Engineering Phone: 305.597.9701 & Design Colliers Engineering & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING												
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